

CERTIFICATE OF APPROPRIATENESS

Application Date: October 23, 2017

Applicant: Andres Utting and Laura Carrera, owners

Property: 1129 W. Cottage Street, Lot 14, Block 128, North Norhill Subdivision. The property includes a historic 1,160 square foot, one-story wood frame single-family residence and a historic detached 336 square foot wood frame garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing bungalow residence, constructed circa 1930, located in the Norhill Historic District. The contributing one-story garage was constructed circa 1940.

Proposal: Demolition – Demolish a contributing, one-story detached garage located at the rear (northeast corner) of the lot on the basis of unusual and compelling circumstance as described in the Houston Code of Ordinances, Historic Preservation, Section 33-247(d). The garage structure was poorly constructed and shows signs of deterioration. The garage has damaged and missing boards, a failing roof, and dirt floor with no real foundation. The garage interior is a particle board and cannot be repaired due to the extensive damage. Future plans include using the newly available land for garden space.

See enclosed application materials and detailed project description on p. 5-8 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,
CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE**

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation |

OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



SOUTH PHOTO – FRONT FACING COTTAGE



WEST SIDE PHOTO



NORTH (REAR) PHOTO





SITE PLAN

